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Current Developments in

THE FARM REAL ESTATE MARKET

NOVEMBER 1959 - MARCH 1960

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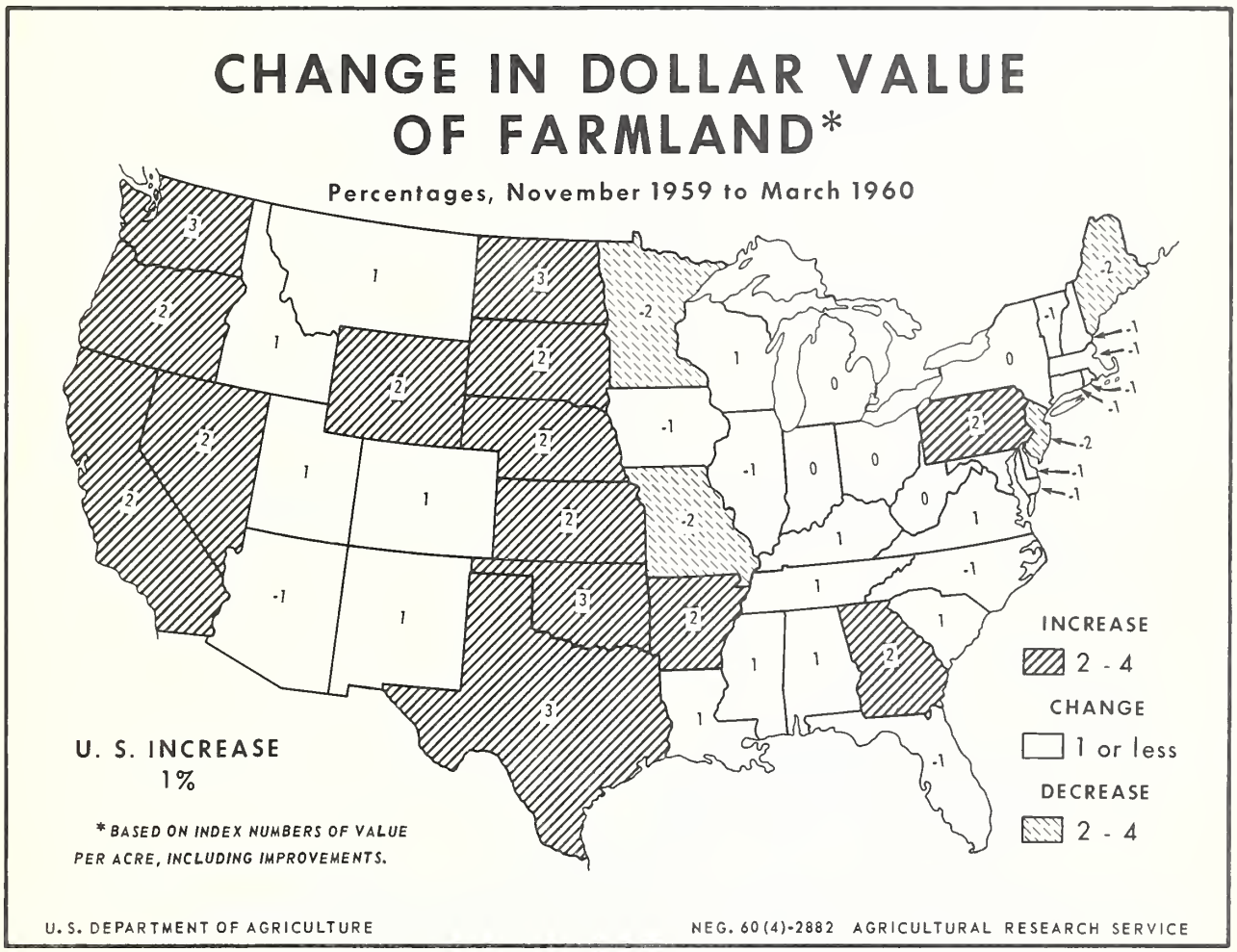

The average value of farm real estate changed 1 percent or less in 30 States in the 4 months ended March 1, 1960. Increases of 2 or 3 percent in 14 States, most of which were in the western half of the country, were sufficient to raise the national index to 173 (1947-49 = 100), a new record high. This was 1 percent above the index on November 1, 1959, and 3 percent above that in March 1959. The total market value of farm real estate (land and buildings) was estimated at $129.1 billion on March 1, 1960, $4 billion higher than a year earlier.

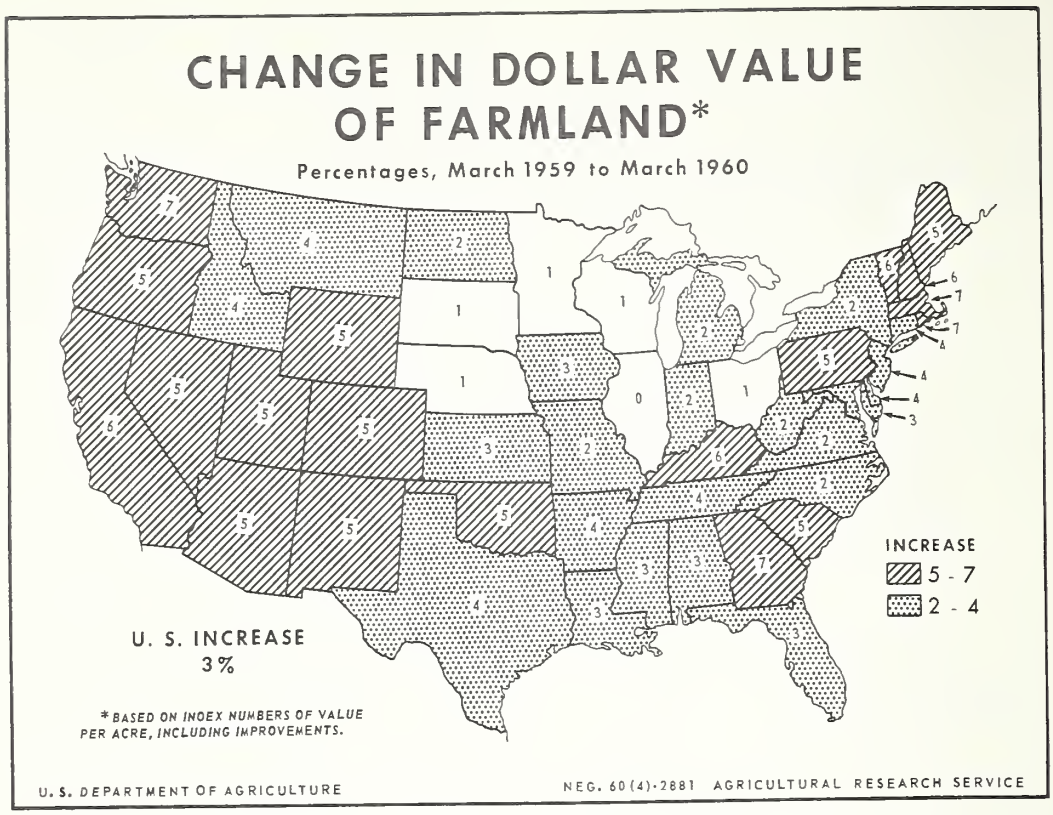

Figure 1

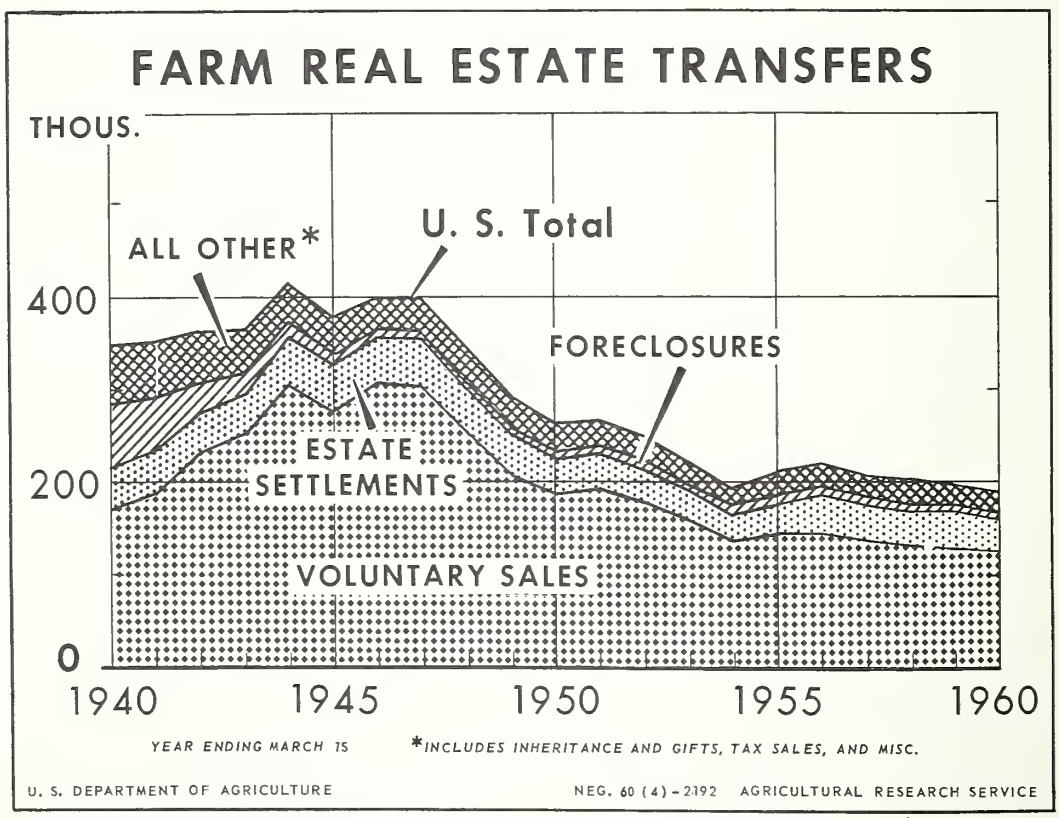

Figure 2

CURRENT DEVELOPMENTS IN THE FARM REAL ESTATE MARKET

November 1959 - March 1960

Approved by the Outlook and Situation Board, May 11, 1960

SUMMARY

After advances of 6 to 8 percent a year in 1956, 1957 and 1958, farm real estate values increased 3 percent in the year ended March 1, 1960. Although annual increases were less than in 1958-59 in all regions, the slowdown was most pronounced in the Corn Belt, Lake States, and Northern Plains. Values in these States this March averaged 1 or 2 percent higher than a year earlier.

Changes in market values in the 4 months ended March 1, 1960, were largely nominal, as values changed 1 percent or less in 30 States. However, values in only 4 States (Maine, Minnesota, Missouri, and New Jersey) were as much as 2 percent below last November. Most of the 14 States that showed increases of 2 or 3 percent were in the western half of the country. The national index advanced to 173 (1947-49=100), 2 index points, or 1 percent, above last November, a new record high.

Reporters' opinions as to the probable future trend in market values were more strongly weighted toward little change or a decline this March than they were last October. The most pronounced shift in opinions occurred in the Corn Belt, where about a third of the reporters thought market values would decline in the next 6 months. Elsewhere, opinions as to increases and decreases were more evenly divided, but most areas showed a smaller proportion than last fall of reporters who thought values would increase.

Demand for farmland appeared to be noticeably lower in the Corn Belt this last winter and early spring compared with a year earlier. Elsewhere, demand remained about the same to a little lower. Farm listings continued at about the same low level as in the last 3 years. The rate of sales this spring was probably only a little lower nationally but was down more sharply in the Corn Belt.

The total market value of farm real estate was estimated at $129.1 billion on March 1, 1960, $4 billion, or 3 percent, more than a year earlier. The average value per acre advanced to $111.46 per acre. The market value of farm buildings remained about the same as a year earlier but was a slightly smaller proportion of the total value of land and buildings.

A sharp increase in the use of land contracts to finance land purchases in 1959-60, particularly in the Corn Belt States, contributed to an increase in the proportion of all sales that were credit-financed. The proportion credit-financed was estimated at about 70 percent of all purchases, the highest in recent years. The dollar volume of new mortgage loans made or committed in the first quarter of 1960 was somewhat lower than in the same period of 1959.

The increase in market values of farm real estate slowed perceptibly in 1959 and changes in the 4 months ended March 1, 1960, were largely nominal. After advancing 6 to 8 percent in each of the 3 previous years, values increased 3 percent in the 12 months ended this March. Although no State reported a decline in the latest 12-month period, increases were 2 percent or less in most of the Corn Belt, Lake States, and Northern Plains. Values increased more than the national average in most of the Mountain and Pacific States and in New England.

The national index advanced to 173 (1947-49=100) as of March 1, one percent above last November. Although small, this latest increase raised the national average to 35 percent above the November 1953 level, the low point in the most recent upward swing.

No Significant Change Since Last November in 30 States

State index numbers of average value per acre changed 1 percent or less in 30 States between November 1, 1959, and March 1, 1960. East of the Mississippi River, only two States (Pennsylvania and Georgia) showed increases as large as 2 percent, and in two other States (Maine and New Jersey) values were down by an equal amount. Increases of 2 and 3 percent prevailed for all States from North Dakota to Texas, Wyoming, and Nevada, and the Pacific Coast States. Favorable wheat and range prospects in the Plains States, combined with the still strong demand for land with which to enlarge existing farms is probably the major explanation in this region.

Annual Increases About Half Those of Previous 2 Years

With only a few States showing significant declines (2 percent or more) in the most recent 4-month period, most of the changes between March and November 1959 are reflected in the March 1959 to March 1960 comparisons. Increases of 5 percent or more occurred in most of the Mountain and Pacific States, New England, and several scattered States of the Southeast. Florida reported only a 3-percent rise, after leading the country in annual gains for several years. The Corn Belt and Lake States make up the largest contiguous area of weakness (table 1). Illinois was the only State to show no change from a year earlier, but values were up only 1 percent in Ohio, Wisconsin, Minnesota, South Dakota, and Nebraska. Increases in Michigan, Indiana, Missouri, and North Dakota were limited to 2 percent. In the year ended March 1959, many of these States showed gains of 7 to 10 percent.

Little difference was found in the relative increases in prices of irrigated, dry farming, and grazing lands in the Western States. In most of the States, the three classes of land advanced 5 to 6 percent.

Table 1.- Percentage change in index of average value of farm real estate per acre, by farm production regions, selected periods, 1958-60

Farm production region	Change during year ending March 1-			Change during 4 months ending March 1-		
	1958	1959	1960	1958	1959	1960
	Percent	Percent	Percent	Percent	Percent	Percent
Northeast	6	7	4	1	3	0
Corn Belt	5	7	1	1	3	-1
Lake States	5	7	1	1	4	-1
Appalachian	5	8	3	1	3	0
Southeast	10	12	4	3	5	1
Delta States	7	9	3	2	4	2
Southern Plains	5	8	4	0	2	3
Northern Plains	9	8	2	3	4	2
Mountain	6	7	4	1	3	1
Pacific	7	8	7	2	2	2
United States	6	8	3	1	3	1

Fewer Reporters Expect Further Increases in Market Values this Spring than Last Fall

Reporters in the March 1960 survey were asked whether they thought market values would increase, stay about the same, or decline in the next 6 months. Comparing the distribution of their replies this March with that of last October, when an identical question was asked, provides an indication of possible shifts in expectations. 1/

1/ A "net change indicator" has been found helpful in quantifying the relative strength and direction of the consensus indicated by questions of this type. The indicator is calculated by expressing the difference between the number reporting "increase" and the number reporting "decrease" as a percentage of the number reporting "little change," retaining the sign. The resulting factor is sensitive to small changes in a 3-part distribution and must be interpreted with caution.

Although most farming areas showed a decline in the proportion of reporters who expected prices to increase, the most pronounced shift in expectations occurred in the eastern and western Corn Belt where the greatest weakness in market values has developed since last fall (table 2). Elsewhere, there were smaller declines in the proportion expecting increases, and small increases in the proportion who expected declines in market values. In the cotton areas, the consensus still leans toward some further increase, although less strongly than last October. Reporters in the California specialty area were the most optimistic concerning further price increases, reflecting mainly the continuing strong demand for land for nonfarm uses.

Appreciably less change in expectations occurred with respect to prices of irrigated land than with respect to nonirrigated land. In areas where irrigation is important, nearly as high a proportion of the reporters this March as last October thought values would increase. The consensus suggests a slight further increase, but the proportion holding this view was a little less than last fall. A similar pattern is indicated for prices of grazing land, although the general weakness for nonirrigated land in the western Corn Belt applies also to grazing land in that area.

The Farm Income-Land Value Paradox Continues

As in most years since 1954, farm income in 1959 provided no apparent support for a further increase in land values. Realized net income per farm was 15 percent below 1958. In many of the States where values increased from 3 to 5 percent, net income was as much as a fourth below that of 1958. However,the decline in income in 1959 was accentuated by a higher level in 1958 than had prevailed for several previous years. Even when allowance is made for this fact, little association can be found at the State level between changes in net income from 1955 to 1959 and increases in land values.

Nationally, net income per farm in 1959 was about the same as the average for 1955-58. In 12 States, chiefly in the Southwest and the Mountain Regions, income in 1959 was 10 percent or more above the average for 1955-58, and in 13 States, income was down 10 percent or more. Yet land values increased 20 percent or more between March 1956 and March 1960 in 41 States, and the national index advanced 25 percent (table 3). In 14 States, values increased 30 percent or more, but only two of these States had substantially higher net incomes in 1959 than in 1955-58.

The persistence of these opposing trends have created the most unfavorable relationship between net farm income and values of farm real estate in the last 20 years. The calculated rate of return on current market values of farm real estate, after all other costs were paid, was below the mortgage rate of interest in 4 of the last 5 years. 2/ In 1959, the rate of return

2/ For a more complete discussion of returns on market values of productive capital in agriculture, see the February 1960 issue of this publication, U.S. Agr. Res. Serv., ARS 43-118, pp. 20-26.

Table 2.- Percentage of farm real estate reporters who expected land values to increase, change little, or decline in following 6 months, by selected type-of-farming areas, October 1959 and March 1960 surveys

Type of land and farming area	Number of reports 1/	Increase		Change little		Decline	
		Oct. 1959	Mar. 1960	Oct. 1959	Mar. 1960	Oct. 1959	Mar. 1960
	No.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.
Nonirrigated land:							
Northeast dairy	277	17	15	79	79	4	6
Lake States	334	21	10	76	80	3	10
General farming	512	20	17	75	75	5	8
Eastern Corn Belt	289	17	6	75	54	8	40
Western Corn Belt	560	13	5	80	68	7	27
Spring wheat	202	14	14	81	78	5	8
Winter wheat	177	11	8	85	80	3	12
Eastern cotton	203	24	19	74	76	2	5
Central cotton	157	22	17	76	78	2	5
Western cotton	172	14	18	82	75	4	7
Tobacco	130	24	17	73	80	3	3
Northern range livestock	160	17	9	78	82	5	9
Southern range livestock	95	23	18	73	73	3	9
California specialty	56	28	32	67	66	4	2
United States 2/	3,559	18	13	77	74	5	13
Irrigated land:							
Western Corn Belt	166	22	16	72	72	5	12
Western cotton	91	26	21	68	68	5	11
Northern range livestock	157	24	17	72	74	5	9
Southern range livestock	95	27	24	67	65	6	11
California specialty	62	26	34	74	63	0	3
United States 3/	1,619	24	17	72	75	4	8
Grazing land:							
Western Corn Belt	452	12	6	78	74	10	20
Spring wheat	178	18	17	77	73	5	10
Winter wheat	165	15	12	78	73	7	15
Western cotton	173	15	20	82	73	3	7
Northern range livestock	177	25	16	67	76	8	8
Southern range livestock	114	29	25	67	64	5	11
United States 4/	3,139	18	14	76	74	6	12

1/ 1960 survey; the number of reports in October, 1959 was slightly lower.
2/ Includes 7 additional areas.
3/ Includes 16 additional areas.
4/ Includes 15 additional areas.

Table 3.- Farm real estate: Index numbers of average value per acre, United States, 1912-60 1/

Year	1912-14 = 100	1947-49 = 100	Year	1912-14 = 100	1947-49 = 100	Year	1912-14 = 100	1947-49 = 100
1912	97	57.7	1944:			1953:		
1913	100	59.5	March	113	66.9	March	221	131.5
1914	103	61.2	July	116	68.7	July	218	129.9
1915	103	61.1	Nov.	118	69.9	Nov.	215	127.7
1916	110	65.1						
1917	118	70.3	1945:			1954:		
1918	130	77.5	March	124	74.0	March	216	128.4
1919	142	84.5	July	128	76.2	July	218	129.5
			Nov.	131	77.9	Nov.	221	131.5
1920	173	102.8						
1921	160	95.3	1946:			1955:		
1922	140	83.5	March	141	83.7	March	224	133.1
1923	136	80.9	July	145	86.5	July	228	135.6
1924	131	77.7	Nov.	150	89.1	Nov.	231	137.5
1925	128	76.1						
1926	125	74.2	1947:			1956:		
1927	120	71.1	March	157	93.6	March	232	137.9
1928	117	69.9	July	160	95.3	July	236	140.4
1929	116	69.2	Nov.	163	96.7	Nov.	241	143.4
1930	114	68.0	1948:			1957:		
1931	103	61.2	March	170	101.2	March	247	147.0
1932	86	51.2	July	175	103.8	July	253	150.6
1933	70	41.9	Nov.	178	105.6	Nov.	258	153.5
1934	74	43.9						
1935	77	45.5	1949:			1958:		
1936	80	47.5	March	177	105.2	March	262	155.9
1937	83	49.3	July	174	103.6	July	268	159.2
1938	84	49.7	Nov.	172	102.1	Nov.	274	162.8
1939	82	48.7						
			1950:			1959:		
1940	82	48.7	March	174	103.3	March	282	167.5
1941	83	49.2	July	178	105.6	July	285	169.5
1942:			Nov.	186	110.5	Nov.	2/ 288	2/ 171.2
March	89	53.2						
July	89	53.2	1951:			1960:		
Nov.	91	54.4	March	200	119.1	March	291	172.8
			July	209	124.3			
1943:			Nov.	214	127.1			
March	98	58.3						
July	100	59.4	1952:					
Nov.	103	61.4	March	221	131.5			
			July	223	132.6			
			Nov.	222	132.3			

1/ Data for 48 States only. Farmland and buildings as of March 1, except as indicated.
2/ Revised.

was estimated at 3.0 percent, and in 1960, it is expected to be a little lower. Even if net farm income is about the same as in 1959, the further increase in market values and the higher costs of borrowed funds would be sufficient to reduce the rate of return in 1960.

Although debt-free owners and others who bought farms some years ago and now have substantial equities may be relatively indifferent to a low rate of return on current market values, this situation is important to prospective buyers and lenders. Farm mortgages and contracts, particularly when they represent a high percentage of the purchase price, are likely to be harder to pay off in the decade ahead than in the decade just past.

Inquiries to Buy Land this Spring Below a Year Ago

The effects of favorable farm income in 1958 carried over into early 1959 and were reflected in more inquiries for land than prevailed in early 1958. This spring the reverse was generally true, and reporters' appraisals of the number of people looking for farmland showed rather clear indications of weaker demand. As with future price expectations, the Corn Belt and Lake States showed the strongest indications. About half of the reporters in the Corn Belt said that inquiries this spring were fewer than a year ago, and in the Lake States more than a third of the reporters were of this opinion (table 4). Indications of a smaller demand in the Northern Plains States were nearly as strong.

Opinions of reporters in other regions were more evenly divided between those who thought that demand for land had increased and those who said that demand was weaker. Nationally, 79 percent of the reporters thought demand was about the same or less than last spring, but 71 percent said demand was the same or stronger. A year ago, the corresponding percentages were 63 and 88 percent.

Little Change in Market Supply of Land

The distribution of reporters' opinions as to the number of farms on the market has not changed much in the last 3 years. The available supply continues to be low compared with the level of sales activity in the 1940's and has helped to sustain the upward trend in prices. Even a small increase in offerings could have a rather sharp effect on prices in a market such as exists at present.

Rate of Farm Sales a Little Lower this Spring

Although the total number of voluntary sales in the year ended this March was only slightly below that of the previous year, apparently the rate of transfer this last winter and early spring was somewhat lower than in

Table 4.- Percentage of farm real estate reporters who said the number of people looking for farmland had increased, changed little, or declined in the period prior to March 1 surveys, by farm production regions, 1959 and 1960 1/

Region	Increase		Little change		Decrease	
	March 1959	March 1960	March 1959	March 1960	March 1959	March 1960
	Percent	Percent	Percent	Percent	Percent	Percent
Northeast	24	18	53	60	23	22
Corn Belt	31	6	57	42	12	52
Lake States	23	9	57	55	20	36
Appalachian	35	19	54	61	11	20
Southeast	43	24	45	54	12	22
Delta States	36	25	54	56	10	19
Southern Plains	49	28	40	49	11	23
Northern Plains	45	18	48	52	7	30
Mountain	33	20	53	54	14	26
Pacific	46	28	44	53	10	19
United States	37	21	51	50	12	29

1/ Based on response to the following question: "How did the number of people looking for farms this past winter and early spring compare with the same period a year ago?" - Increase of 5 percent or more; Little change (less than 5-percent increase or decrease); Decrease of 5 percent or more."

the same period of 1958-59. The strongest indications from farm real estate reporters of a decline in sales again was found in the Corn Belt, particularly in Iowa, Indiana, Ohio, and Illinois.

DOLLAR VALUES OF FARM REAL ESTATE

The total market value of farm real estate rose to $129.1 billion as of March 1, 1960, or $111.46 per acre. This was $4 billion, or 3 percent, above a year earlier. Several States in the Northeast, notably New Jersey, Rhode Island and Connecticut, continue to report the highest values per acre because of nonagricultural site values that are attached to much of the farm real estate in that region. Average values for California, which has the highest value of any State outside the Northeast ($326 per acre) reflect nonfarm demand for land, although the State has about 7 million acres of irrigated land with an average value of more than $1,000 per acre. Elsewhere, the Corn Belt States continue to rank highest in average values; Illinois leads at $294, followed by Indiana at $250 and Ohio and Iowa at $245 (table 12).

The average price of farmland for an area as large as a State conceals wide ranges in prices for different grades and uses of land. In Illinois, for example, market prices range from less than $100 per acre in the southern part of the State to $500 to $600 per acre in the central cash grain area. In Nebraska, rangeland in the Sand Hills sells for less than $50 per acre, but choice irrigated land along the Platte River, and in the southeastern part of the State, where well irrigation has expanded rapidly, sells for $200 to $300 per acre.

In the Mountain States, irrigated land sells at the upper end of the price range, usually for $200 to $300 per acre, with nonirrigated cropland priced about a fourth or a fifth as much. Grazing land is at the lower end of the scale, ranging usually from $15 to $30 per acre. Cattle ranches, however, are priced more often in terms of the cost of grazing land required per animal unit. Many ranches have investments of $400 to $600 per animal in grazing land.

Wide Range in Land Prices in California

Probably no other State, except possibly Hawaii, has as varied an agriculture as does California or more widespread demands for land for nonfarm uses. 3/ Values of land for agricultural purposes range from less than $50 per acre for some grazing land to $5,000 per acre for certain irrigated orchards. Current and potential nonfarm uses for much of the land presently devoted to the more intensively used agricultural lands adds additional value when such lands are sold. Thus, agricultural and nonagricultural values often become inseparable.

Market values of irrigated lands devoted to most of the various specialty crops grown in California were reported to be stable to somewhat higher this March than a year ago. Land in orchards and groves ranged from $1,625 per acre for peaches to $4,750 for avocadoes (table 5).

Values of citrus groves rank just below avocado land at from $2,900 to $3,550 per acre. The value of vineyards ranged from $1,325 for wine grapes to $1,750 for table grapes.

Irrigated land used for vegetables ranged in value from $800 to $2,500 but averaged about $1,350 or more than twice that for land used for extensive

3/ Although there is little information as to sales prices of agricultural lands in Hawaii, assessed values for tax purposes range from more than $400 per acre for land used for pineapples and sugarcane to less than $10 for rangeland. The extremely limited supply of land in relation to urban population growth, particularly around Honolulu, has resulted in probably even larger increases in market values there than has occurred around the urban fringe areas of California.

Table 5.- Estimated market value per acre of irrigated land used for growing specified crops, California, March 1, 1960 1/

Crop	Market value per acre		Crop	Market value per acre	
	Average	Range 2/		Average	Range 2/
	Dollars	Dollars		Dollars	Dollars
Avocados	4,750	4,250-5,000	Table grapes	1,750	1,500-2,000
Valencia oranges	3,550	1,500-6,000	Raisin grapes	1,525	1,000-2,000
Navel oranges	3,525	2,750-5,000	Wine or juice grapes	1,325	1,000-1,500
Lemons	2,900	1,750-5,000	Truck and vegetables	1,350	800-2,500
English walnuts	2,175	1,100-3,000	Intensive field crops 3/	900	450-1,250
Apricots	2,025	1,500-3,500	Extensive field crops 4/	550	300- 950
Almonds	1,775	1,000-2,500			
Pears	1,725	1,000-3,250			
Prunes	1,725	1,000-2,300			
Peaches	1,625	1,350-2,000			

1/ Based on estimates obtained from real estate reporters, who were asked to estimate current market value, excluding value of buildings and nonbearing fruit acreage.
2/ Excludes highest and lowest 10 percent of reported values.
3/ Includes land used for growing cotton, sugar beets, rice, and similar crops.
4/ Includes land used for growing barley, beans, hay, corn, sorghum, and so on.

field crops such as barley, beans, alfalfa, and corn.

Although the wide range in values reported makes it difficult to detect significant changes in value, the estimates suggest that market values for lemon groves, pear, and peach orchards may be somewhat lower than a year ago. Average prices were higher than a year ago for Valencia orange groves, apricots, and vineyards producing raisin and wine grapes.

A small sample of sales of agricultural land for nonfarm uses obtained for the first time in the March 1960 farm real estate survey provides some clues as to dollar levels of land values for these two major use categories. Sales prices of land to be used for nonfarm purposes extend over fully as wide a range as do market values of land devoted to various specialty crops (table 6). Tracts that sell at the upper range, $4,000 or more per acre, probably have more desirable locations with respect to highways and cities, or they involve land devoted to more intensive agricultural uses. However, about a fifth of the sales reported were for less than $1,000 per acre.

Table 6.- Sales of farmland for nonfarm uses, California, 1959-60 1/

Intended use	Sales reported	Size of tract per sale	Average price per acre 2/	Range in prices 3/
	Number	Acres	Dollars	Dollars
Single-family dwelling	69	77	2,939	1,000-5,000
Future residential development	26	65	2,231	400-4,500
Industrial,commercial site	15	49	2,767	400-5,500
Rural residence	10	32	1,166	600-1,250
Other nonfarm use 4/	22	111	1,792	350-4,500

1/ Based on a sample of sales reported by farm real estate reporters, March 1, 1960, survey. Most of the sales probably occurred in the previous 6 months.
2/ Simple average, unweighted by the number of acres selling at each price.
3/ Excludes lowest and highest 10 percent of the sales.
4/ Includes tracts bought for multiple uses and other uses not specified.

Many of these lower priced tracts were substantially larger than average, and part of their acreages may have been unsuited to residential development. Regardless of intended use, sales prices per acre tended to decline as tracts became larger, a relationship found also for agricultural lands.

Farm Buildings Represent a Smaller Proportion of Total Market Values

The long-term trend in which the market value of farm buildings has declined as a percentage of the total value of farm real estate continued in the year ended March 1, 1960. At 21.8 percent, the proportion was about 1 percentage point below 1959 and the lowest in the 30 years for which annual estimates are available. The estimated total market value was $28.2 billion, about 1 percent less than on March 1, 1959. The average value of buildings per farm increased to $7,000, however, because of fewer farms. About half of this value is accounted for by the operator's dwelling and the other half by the service buildings.

The failure of market values of farm buildings to keep pace with the increase in the value of land stems from the decline in number of farms, and the resulting surplus of the buildings on the farms that are consolidated with others. With about two-fifths of all farm properties sold added to existing farms, buildings often have little value to buyers. Buyers tend, therefore, to allocate a larger part of the total price to the land, and little of it to the buildings unless they have use for them. Often, buildings

are allowed to depreciate or are removed in order to reduce property taxes and to free the land on which they are located for crops.

Farm buildings still represent 40 percent or more of the total value of farms in the Northeast and in Michigan, Wisconsin, Virginia, and West Virginia. The predominance of dairy farms in most of these States is chiefly responsible for this, although dwellings built or modernized for rural residences on many of the farms in these States often have values comparable to houses with similar facilities in towns and cities.

Financing of Land Transfers

Nearly 70 percent of all land transfers in 1959-60 were credit-financed, compared with 67 percent in 1958-59. The use of land contracts increased sharply in the Corn Belt States from the relatively low level of a few years ago, and also continued upward in the Lake States, where this method of financing has been prevalent for some time. The Northern Plains, Mountain, and Pacific regions also have had a relatively high proportion of sales financed by contracts, but the increase in their use in recent years has not been as great as in the central Corn Belt.

The amount of debt incurred in relation to the purchase price has increased as land contracts have been more widely used as a means of low-equity financing. With downpayments on contract purchases normally less than 25 percent, the proportion of all credit buyers with debts of 75 percent or more of the purchase price has increased in recent years. More than a third of the credit sales reported in 1958-59 had debts of this amount; 10 years earlier only a fifth of the credit sales had debt ratios as high as this.

This increase in low-equity purchases of land occurred in a period when rates of return on market values of farm real estate were approaching a 20-year low. With market values in many commercial farming areas reflecting a capitalization rate below the prevailing rate of interest on farm mortgages and land contracts, superior management and favorable weather become of strategic importance in the years ahead.

The rate of return from any investment bought with a small downpayment must be relatively high if interest payments are to be met and the outstanding balance paid off. Both of these payments increase as the downpayment is reduced. Amortization tables show that with interest at 6 percent and a 20-percent downpayment, a 20-year loan requires an annual rate of repayment for interest and principal equivalent to 8.2 percent of the purchase price. If the term of the loan is 15 years, the annual earnings must be 9.4 percent of the purchase price. With a 10-percent downpayment, the rate of earnings required for interest and amortization becomes 8.4 percent for a 20-year period and 9.9 percent for a 15-year period.

Volume of New Mortgage Loans Lower in 1st Quarter of 1960

Although farm mortgage loan activity during the last months of 1959 fell off from the same period last year, total dollar volume of farm mortgages recorded in 1959 was 16 percent higher than in 1958. Most of the increase for the year was the result of high activity in the first half of the year. The decline in loan volume, first noticed in the 4th quarter of 1959, is expected to continue into 1960. Loan commitments made by a group of leading life insurance companies in the first quarter of 1960 were 9 percent below a year earlier. Loans closed by the Federal land banks this March totaled 16 percent less than in March 1959. The total outstanding farm mortgage debt continued to increase, however, and on January 1, 1960, totaled about $12.4 billion, up 10 percent from a year earlier.

A substantial proportion of the new farm loans made by both the insurance companies and the Federal land banks continues to be used for the refinancing of existing mortgages and the conversion of short-term debts to mortgage debt. In 1959, 44.5 percent of the loan commitments made by the principal life insurance companies were for refinancing. Only 36 percent were to be made to finance the purchase of real estate. The proportion of the loan volume of the Federal land banks used to refinance existing indebtedness was about the same as for the insurance companies, but the proportion for the purchase of real estate was less.

Refinancing has often been advantageous to the borrower in extending the term of the loan and thereby reducing annual payments, in acquiring additional capital or spreading short-or intermediate-term non-real-estate loans over a longer repayment period, often at a lower rate of interest.

With current interest rates on farm mortgages at an almost universal 6 percent, the spread between rates for short-term (non-real-estate) loans and mortgage loans has been reduced. Thus, there is less incentive for conversion. Increasing an existing mortgage that carries a lower rate can also become a costly means of acquiring additional funds. Some lenders require that the entire amount borrowed carry the current rate of interest, but the majority of lenders appear to be setting a "blended" rate, which reflects the rate specified in the original loan and the prevailing rate on new loans. In either case, the cost of the additional funds will be above the quoted rate on new loans. For example, assume a present outstanding balance of $10,000 on a mortgage made 10 years ago at 4 percent, which is to be increased to $15,000 by refinancing. If the new rate on the entire $15,000 is 6 percent, the effective rate on the additional $5,000 is actually 10 percent. If a "blended" rate of, say, 5½ percent is used, the cost of the additional funds would be 8.5 percent.

CHANGES IN FARM OWNERSHIP

In the year ended March 15, 1960, about 190,000 tracts of land and farms changed ownership by all methods. This was at the rate of 47.1 transfers per 1,000 of all farms, slightly less than a year earlier. Except for two short periods, the rate of transfer has shown a general downward trend since the post-World War II high in 1946-47. One exception was the period during and following the Korean War. The second was in 1954-55, when market values weakened. The all-time low rate of transfer, 44.1 per 1,000, occurred in the 12 months ended March 1954.

Rate of Voluntary Transfers Down Slightly

The rate of 30.7 voluntary transfers per 1,000 farms in 1959-60 was 2 percent below a year earlier and the lowest since 1939-40. This lower rate of transfer, combined with the decline in number of farms, reduced the estimated total number of voluntary transfers to about 124,000, 4 percent below a year earlier. This number of transfers was less than half the number that occurred annually between 1943 and 1948.

Regionally, the largest declines occurred in the Northern Plains with 10 percent, and in the Southeast with 9 percent (table 7). Declines were nearly as large in the Corn Belt and Lake States. These declines were partly offset by small increases in the rate of transfer in the Mountain, Northeast, Appalachian, and Pacific regions.

The low level of voluntary transfers that has prevailed since 1954 has resulted in a "thin" market, in which there are often only a few recent transactions in a local community to provide pricing guides to sellers and buyers. Prices for particular transactions can vary widely because of the special circumstances of sellers or buyers involved in each transaction. Demand by established farmers for additional land is often limited to one or a relatively few tracts of land that can be operated along with the land already owned. This type of demand tends to restrict the market geographically and creates strong competition among the few potential buyers. The market for complete farms extends over a larger area because buyers are not so limited as to location.

No Change in Rate of Farm Foreclosures

The rate of farm foreclosures, including assignments to avoid foreclosure, bankruptcies and related defaults, was 1.6 farms per 1,000 of all farms in the year ended March 15, 1960, the same as a year earlier. With about 2 percent fewer farms in 1960 than in 1959, the estimated total number of distress transfers dropped to 6,500, about 100 less than in 1958-59. Although no specific data are available, the number of court-directed foreclosure actions was probably less than 1,000 in the latest 12-month period.

Table 7.- Voluntary transfers of farm real estate: Estimated number per 1,000 of all farms, years ending March 15, 1955-60 1/

Farm production region	1955	1956	1957	1958	1959	1960	Change 1959 to 1960
	Number per 1,000	Number per 1,000	Number per 1,000	Number per 1,000	Number per 1,000	Number per 1,000	Percent
Northeast	32.1	33.8	31.8	32.5	30.9	32.8	6
Corn Belt	29.4	30.5	29.5	31.9	33.6	30.8	-8
Lake States	34.5	33.3	33.8	34.7	36.3	33.6	-7
Appalachian	25.0	25.9	24.1	23.0	22.9	24.0	5
Southeast	29.6	33.2	35.6	31.7	30.6	2/28.0	-8
Delta States	30.1	30.8	32.3	29.1	28.1	28.7	2
Southern Plains	37.8	34.3	29.5	29.5	28.8	29.2	1
Northern Plains	26.1	25.4	24.7	25.2	24.4	22.0	-10
Mountain	41.5	39.8	37.5	39.1	40.2	44.6	11
Pacific	56.6	59.3	55.6	52.4	52.5	55.1	5
United States	31.9	32.4	31.4	31.1	31.2	30.7	-2

1/ Includes contracts to purchase, but not options.
2/ Revised.

Since the early forties, distress transfers, particularly those resulting from formal foreclosure actions, have represented a part of total farm real estate transactions that is so small as to be almost unmeasurable. (table 8) Although many farm-liquidation sales have occurred as farm operators have left for nonfarm jobs, most of them were made voluntarily and without financial loss to the owners. The almost steady rise in market prices of farm real estate enabled most owners to recover their original equity and also to realize capital appreciation. Those who found themselves in financial difficulties but who did not wish to quit farming were able to refinance their existing indebtedness because of the increase in the market value of their farms.

Little Change in Rates of Other Types of Transfers

Sales of farms for delinquent taxes remained at about the same low level as a year earlier, 0.6 farms per 1,000 compared with 0.4 farms in 1958-59. This was true also of transfers by inheritance and gift and of miscellaneous and unclassified sales. Administrator and executor sales were up slightly from 1958-59, but were about in line with those in recent years. The combined rate for all methods of transfer other than voluntary sales was 14.8 farms per 1,000, compared with 15.2 farms the previous year.

Table 8.- Farm ownership transfers: Estimated number by various methods, per 1,000 of all farms, United States, 1912-59 1/

Year	Voluntary sales	Foreclosures 2/	Tax sales	All other sales 3/	Total	Year	Voluntary sales	Foreclosures 2/	Tax sales	All other sales 3/	Total
	Number per 1,000	Number per 1,000	Number per 1,000	Number per 1,000	Number per 1,000		Number per 1,000	Number per 1,000	Number per 1,000	Number per 1,000	Number per 1,000
1912	29.9	2.5	---	---	---	1936	31.5	18.1	4.3	20.1	74.0
1913	29.6	2.8	---	---	---	1937	30.5	14.3	3.1	17.5	65.4
1914	28.0	3.3	---	---	---	1938	29.9	13.4	3.5	17.1	63.8
1915	28.3	3.5	---	---	---	1939	30.3	12.5	3.3	16.7	62.8
1916	30.9	3.8	---	---	---						
1917	36.7	3.7	---	---	---	1940	34.1	10.4	3.3	15.7	63.5
1918	37.0	3.1	---	---	---	1941	41.7	6.1	3.1	15.0	65.9
1919	48.8	3.2	---	---	---	1942	45.8	4.3	2.2	14.5	66.8
						1943	56.0	3.0	1.8	15.2	76.0
1920	43.4	4.0	---	---	---	1944	51.5	1.9	1.0	15.1	69.5
1921	26.3	6.6	---	---	---	1945	57.3	1.5	.8	15.2	74.8
1922	24.4	11.7	---	---	---	1946	57.6	1.1	.7	16.2	75.6
1923	26.1	14.6	---	---	---	1947	48.9	1.0	.5	15.3	65.7
1924	25.5	16.7	---	---	---	1948	40.9	1.2	.4	14.3	56.8
1925	29.6	17.4	---	---	---	1949	37.0	1.4	.4	13.4	52.2
1926	28.3	18.2	5.1	16.9	68.5						
1927	26.3	17.6	5.2	16.9	66.0	1950	39.4	1.5	.3	12.8	54.0
1928	23.5	14.8	4.7	15.0	58.0	1951	37.4	1.6	.5	12.6	52.1
1929	23.7	15.7	5.1	17.0	61.5	1952	34.2	1.3	.3	11.8	47.6
						1953	29.9	1.7	.4	12.1	44.1
1930	19.0	18.7	7.4	16.8	61.9	1954	31.9	2.0	.4	12.3	46.6
1931	16.2	28.4	13.3	18.8	76.7	1955	32.4	2.3	.6	14.4	49.7
1932	16.8	38.8	15.3	22.7	93.6	1956	31.4	2.0	.7	13.7	47.8
1933	17.8	28.0	11.1	21.7	78.6	1957	31.1	1.7	.7	14.5	48.0
1934	19.4	21.0	7.3	21.4	69.1	1958	31.2	1.6	.4	14.8	48.1
1935	24.8	20.3	5.9	21.9	72.9	1959	30.7	1.6	.6	14.2	47.1

1/ Data relate to the 12 months ended March 15 of the year following that indicated.
2/ Includes foreclosures, assignments, bankruptcies, and related defaults.
3/ Includes inheritances and gifts, administrator's and executor's sales and miscellaneous or unclassified sales.

Table 9.- Farm real estate: Index numbers of average value per acre, by States and farm production regions, selected dates, 1940-60 1/

(1947-49=100)

State and region	1940	1950	1955	1957	1958	1959			1960
						March	July	Nov.	March
Maine	69	95	104	114	118	125	129	133	131
New Hampshire	67	97	105	113	119	129	134	138	137
Vermont	58	101	104	112	120	129	133	138	137
Massachusetts	74	99	106	117	126	137	143	149	147
Rhode Island	66	101	108	122	133	145	150	156	155
Connecticut	65	100	111	126	138	149	152	157	155
New York	59	105	119	133	137	146	149	149	149
New Jersey	62	103	132	156	168	183	189	194	190
Pennsylvania	58	102	134	154	163	172	175	2/178	181
Delaware	55	98	130	148	163	177	184	2/186	184
Maryland	50	99	136	153	167	179	185	2/187	185
Northeast	60	102	123	139	147	158	161	2/164	164
Ohio	46	101	141	161	171	178	179	2/180	180
Indiana	44	103	147	166	173	182	185	186	186
Illinois	50	108	142	161	169	182	184	183	182
Iowa	51	108	133	142	147	157	158	162	161
Missouri	50	106	130	146	156	169	169	175	172
Corn Belt	49	106	139	154	162	173	174	176	175
Michigan	46	100	133	152	158	170	175	173	173
Wisconsin	58	101	113	127	133	142	142	143	144
Minnesota	55	109	135	160	171	181	185	2/185	182
Lake States	54	104	127	147	154	165	168	2/168	167
Virginia	48	101	135	152	161	174	172	177	178
West Virginia	58	95	110	125	132	142	142	145	145
North Carolina	43	106	140	154	161	170	171	175	173
Kentucky	42	102	115	127	133	145	147	152	153
Tennessee	42	103	118	129	136	150	151	2/154	156
Appalachian	44	103	126	139	146	158	159	163	163
South Carolina	43	97	121	136	143	155	157	162	163
Georgia	45	99	138	157	171	188	192	2/197	201
Florida	57	97	141	183	213	245	254	2/254	252
Alabama	47	101	125	142	152	169	169	2/172	174
Southeast	48	99	132	156	171	191	195	2/198	199

See footnotes at end of table.

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Table 9.- Farm real estate: Index numbers of average value per acre, by States and farm production regions, selected dates, 1940-60 1/ -Con.

(1947-49=100)

State and region	1940	1950	1955	1957	1958	1959			1960
						March	July	Nov.	March
Mississippi	46	106	137	159	169	186	187	2/189	191
Arkansas	40	105	126	144	154	163	163	166	170
Louisiana	57	105	138	161	174	192	192	197	198
Delta States	46	104	132	152	163	177	177	180	183
Oklahoma	50	108	136	148	155	168	170	172	177
Texas	55	102	137	151	158	169	170	2/171	176
Southern Plains	54	103	137	150	157	169	170	2/171	176
North Dakota	48	107	132	150	162	178	177	2/177	182
South Dakota	47	111	139	146	156	171	170	170	173
Nebraska	47	104	134	131	146	159	159	157	160
Kansas	45	106	129	136	147	156	157	157	160
Northern Plains	46	107	133	138	150	162	162	2/162	165
Montana	43	104	146	162	171	183	188	2/189	191
Idaho	43	107	142	152	158	169	174	2/175	176
Wyoming	40	100	123	121	128	138	140	2/142	145
Colorado	37	104	128	121	130	138	143	143	145
New Mexico	36	107	136	133	141	149	156	156	157
Arizona	40	99	137	145	157	168	173	177	176
Utah	49	107	137	136	142	150	152	157	158
Nevada	49	99	139	145	153	164	166	2/169	173
Mountain	41	104	136	139	148	158	162	2/163	165
Washington	45	101	137	147	156	167	171	2/175	179
Oregon	41	99	128	137	144	152	155	2/156	159
California	42	94	128	147	158	172	175	2/179	182
Pacific	42	96	130	146	156	168	172	2/175	179
United States	49	103	133	147	156	168	169	171	173

1/ All farmlands with improvements as of March 1, except as indicated.
2/ Revised.

Table 10- Farm real estate: Index numbers of average value per acre, by type of land, Western States, selected years 1/

IRRIGATED LAND

State and region	Index numbers (1947-49=100)							Change, 1959 to 1960
	1930	1940	1945	1950	1958	1959	1960	
								Percent
Montana	64	57	77	100	144	152	158	4
Idaho	62	44	80	106	157	170	177	4
Wyoming	64	49	73	104	127	136	143	5
Colorado	68	48	72	102	132	139	144	4
New Mexico	47	39	73	105	143	154	163	6
Arizona	63	45	81	96	156	169	179	6
Utah	72	48	72	106	150	159	169	6
Nevada	65	47	77	97	147	158	167	6
Mountain	65	47	76	103	146	156	164	5
Washington	73	47	80	103	151	157	169	8
Oregon	61	42	77	103	140	146	154	5
California	73	41	81	94	160	175	186	6
Pacific	72	41	81	95	158	172	183	6
Western States	70	43	79	97	154	167	177	6

DRY FARMING LAND

Montana	66	41	68	105	174	192	201	5
Idaho	59	41	70	108	159	168	174	4
Wyoming	57	31	63	102	140	151	160	6
Colorado	49	27	61	105	129	137	143	4
New Mexico	49	33	68	107	140	148	157	6
Arizona	60	41	71	103	158	166	173	4
Utah	84	52	79	112	145	155	163	5
Nevada	72	49	78	99	157	170	177	4
Mountain	59	36	67	106	152	164	171	4
Washington	50	46	74	100	155	167	176	5
Oregon	62	41	72	98	141	148	152	3
California	57	41	75	91	160	174	184	6
Pacific	56	42	73	95	153	165	173	5
Western States	56	41	72	99	153	165	173	5

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Table 10 - Farm real estate: Index numbers of average value per acre, by type of land, Western States, selected years 1/ -Con.

GRAZING LAND

State and region	Index numbers (1947-49=100)							Change 1959 to 1960
	1930	1940	1945	1950	1958	1959	1960	
								Percent
Montana	66	39	65	105	182	190	197	4
Idaho	61	42	72	106	160	168	174	4
Wyoming	60	36	66	99	127	137	144	5
Colorado	54	31	59	105	128	137	145	6
New Mexico	55	36	69	107	140	147	155	5
Arizona	65	38	71	100	156	165	172	4
Utah	79	48	74	107	138	145	151	4
Nevada	78	51	83	100	156	167	176	5
Mountain	62	38	68	104	148	156	164	5
Washington	50	43	75	101	162	177	192	8
Oregon	66	40	76	97	150	162	175	8
California	71	44	81	93	149	160	169	6
Pacific	67	44	79	95	151	163	174	7
Western States	64	40	73	100	149	160	169	6

1/ Farmland and buildings, as of March 1.

Table 11.- Farm real estate: Index numbers of average value per acre, by States and geographic divisions, selected dates, 1940-60 1/

(1912-14=100)

State and division	1920	1930	1950	1955	1958	1959			1960
						Mar.	July	Nov.	Mar.
Maine	142	124	132	145	163	173	179	185	182
New Hampshire	129	111	136	147	167	181	188	194	193
Vermont	150	123	176	181	209	224	231	240	238
Massachusetts	140	131	152	161	193	210	219	227	224
Rhode Island	130	134	184	197	243	266	274	285	284
Connecticut	137	140	191	213	264	285	291	301	298
New England	140	127	157	169	198	214	221	228	226
New York	133	103	152	172	198	212	216	215	215
New Jersey	130	125	194	249	317	346	356	366	360
Pennsylvania	140	107	157	206	252	266	270	2/275	280
Mid. Atlantic	136	106	157	194	231	247	252	2/254	256
Ohio	159	90	167	234	285	295	298	2/300	299
Indiana	161	80	174	249	293	308	312	315	314
Illinois	160	91	162	213	254	273	275	273	273
Michigan	154	121	198	263	311	337	346	342	342
Wisconsin	171	117	145	162	191	204	204	206	207
E. N. Central	161	96	166	219	261	278	281	281	280
Minnesota	213	133	169	210	265	280	288	2/287	282
Iowa	213	113	158	195	215	229	232	237	236
Missouri	167	92	124	153	183	198	198	205	202
North Dakota	145	95	115	142	175	192	190	2/190	196
South Dakota	181	93	97	121	136	149	148	149	150
Nebraska	179	113	130	167	182	198	198	196	200
Kansas	151	113	169	205	233	248	249	249	254
W. N. Central	184	109	142	177	203	218	219	221	222
Delaware	139	111	158	210	262	286	296	2/300	296
Maryland	166	123	199	273	335	359	372	2/376	371
Virginia	189	134	235	313	375	405	399	412	413
West Virginia	154	105	139	161	194	209	209	213	214
North Carolina	223	158	341	451	518	547	552	563	558
South Carolina	230	104	203	253	298	324	329	339	339
Georgia	217	100	181	252	313	344	350	2/360	367
Florida	178	172	226	328	497	572	592	2/592	589
S. Atlantic	199	127	224	300	371	404	410	2/418	417

See footnotes at end of table.

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Table 11.- Farm real estate: Index numbers of average value per acre, by States and geographic divisions, selected dates, 1940-60 1/ -Con.

(1912-14=100)

State and division	1920	1930	1950	1955	1958	1959			1960
						Mar.	July	Nov.	Mar.
Kentucky	200	127	272	308	358	388	393	407	410
Tennessee	200	123	265	303	350	385	390	2/395	401
Alabama	177	143	260	321	391	433	434	2/441	446
Mississippi	218	122	244	317	391	429	432	2/436	440
E. S. Central	199	128	263	311	368	404	408	2/416	420
Arkansas	222	141	247	297	364	384	384	391	400
Louisiana	198	132	221	291	366	404	404	416	419
Oklahoma	166	127	202	254	289	315	319	322	332
Texas	174	138	184	248	285	305	307	2/308	318
W. S. Central	177	136	192	254	294	316	318	2/320	329
Montana	126	82	132	186	218	233	239	2/240	243
Idaho	172	130	230	307	341	365	376	2/377	380
Wyoming	177	111	183	225	234	252	257	2/259	265
Colorado	141	89	161	198	202	215	221	221	224
New Mexico	144	112	232	295	307	325	339	339	342
Arizona	165	139	218	304	347	372	383	393	389
Utah	167	125	179	229	238	251	255	263	264
Nevada	135	98	132	186	205	220	222	2/226	232
Mountain	148	103	175	229	249	265	273	2/275	278
Washington	139	113	210	285	325	348	357	2/363	372
Oregon	129	111	176	226	254	268	274	2/277	282
California	167	164	220	301	370	402	409	2/419	427
Pacific	157	147	212	287	345	373	380	2/388	396
United States	173	114	174	224	262	282	285	2/288	291

1/ All farmlands with improvements as of March 1, except as indicated.
2/ Revised.

Table 12 - Farm real estate: Average value per acre and total value, by States and farm production regions, Mar. 1, 1958-60 1/

State and region	Average value per acre			Total value		
	1958	1959	1960	1958	1959	1960
	Dollars	Dollars	Dollars	Million dollars	Million dollars	Million dollars
Maine	66.82	70.83	74.44	242	256	269
New Hampshire	99.02	107.34	114.10	144	156	166
Vermont	69.73	74.75	79.38	231	248	263
Massachusetts	267.22	291.27	311.08	385	419	448
Rhode Island	419.61	459.05	490.72	65	71	76
Connecticut	364.86	394.05	412.18	415	448	469
New York	127.11	136.39	138.44	1,916	2,056	2,086
New Jersey	521.48	568.41	591.15	868	947	984
Pennsylvania	171.62	181.23	190.65	2,259	2,385	2,509
Delaware	199.43	217.58	225.41	162	177	184
Maryland	219.76	235.80	243.82	856	919	950
Northeast	164.96	176.74	183.79	7,543	8,082	8,405
Ohio	233.80	242.22	245.61	4,674	4,842	4,910
Indiana	233.25	245.38	250.04	4,486	4,719	4,809
Illinois	273.16	294.19	293.60	8,304	8,943	8,925
Iowa	223.77	238.76	245.21	7,618	8,128	8,348
Missouri	98.94	106.95	108.88	3,383	3,657	3,723
Corn Belt	206.47	219.71	222.79	28,465	30,290	30,715
Michigan	161.26	174.32	177.46	2,655	2,870	2,922
Wisconsin	119.82	127.97	129.51	2,697	2,880	2,915
Minnesota	138.24	146.12	147.29	4,463	4,717	4,755
Lake States	137.74	146.90	148.64	9,815	10,468	10,592
Virginia	128.01	138.38	141.15	1,880	2,032	2,073
West Virginia	82.42	88.52	90.64	606	651	666
North Carolina	149.38	157.60	160.91	2,728	2,878	2,938
Kentucky	110.50	119.89	126.72	1,993	2,162	2,285
Tennessee	107.21	118.15	122.88	1,893	2,086	2,169
Appalachian	119.75	129.09	133.34	9,099	9,809	10,132
South Carolina	102.94	111.90	117.27	1,139	1,239	1,298
Georgia	75.52	83.00	88.64	1,814	1,994	2,129
Florida	163.77	188.34	193.99	2,974	3,421	3,523
Alabama	71.25	78.95	81.32	1,483	1,643	1,692
Southeast	100.06	112.01	116.69	7,410	8,296	8,643

See footnote at end of table -Continued

Table 12- Farm real estate: Average value per acre and total value, by States and farm production regions Mar. 1, 1958-60 1/ - Continued

State and region	Average value per acre			Total value		
	1958	1959	1960	1958	1959	1960
	Dollars	Dollars	Dollars	Million dollars	Million dollars	Million dollars
Mississippi	92.05	101.07	103.70	1,906	2,092	2,147
Arkansas	93.99	99.16	103.42	1,687	1,779	1,856
Louisiana	141.32	155.88	161.34	1,617	1,783	1,846
Delta States	104.00	112.91	116.76	5,209	5,655	5,849
Oklahoma	73.03	79.46	83.75	2,602	2,831	2,984
Texas	71.84	77.01	80.32	10,475	11,229	11,712
Southern Plains	72.07	77.49	80.99	13,077	14,060	14,696
North Dakota	43.55	47.86	48.82	1,824	2,004	2,044
South Dakota	44.36	48.62	49.15	1,994	2,185	2,209
Nebraska	79.11	85.99	86.85	3,757	4,083	4,124
Kansas	92.95	98.71	101.28	4,650	4,938	5,066
Northern Plains	66.31	71.67	72.93	12,224	13,211	13,442
Montana	29.02	31.02	32.38	1,784	1,907	1,990
Idaho	101.64	108.65	113.10	1,460	1,561	1,625
Wyoming	16.01	17.24	18.12	560	603	634
Colorado	41.01	43.63	45.64	1,574	1,675	1,752
New Mexico	22.53	23.79	25.07	1,114	1,176	1,240
Arizona	29.31	31.42	32.90	1,225	1,313	1,375
Utah	49.50	52.37	55.09	607	642	676
Nevada	30.01	32.14	33.94	247	265	279
Mountain	32.85	35.03	36.67	8,571	9,142	9,570
Washington	131.76	141.25	150.86	2,324	2,492	2,661
Oregon	88.14	92.99	97.64	1,855	1,957	2,055
California	282.41	307.54	326.30	10,674	11,623	12,332
Pacific	194.20	210.14	222.90	14,853	16,072	17,049
United States	100.39	108.11	111.46	116,268	125,086	129,095

1/ Obtained by projecting the 1954 census value per acre on the basis of the change shown by the index of average value per acre. Acreage in farms as reported by the 1954 census.

Table 13.- Value of farm buildings, by States, March 1, 1958-60 1/

State and region	Total value of buildings			Buildings as percentage of land and buildings			Average value of buildings, 1960 2/	
	1958	1959	1960	1958	1959	1960	Per farm	Per acre
	Million dollars	Million dollars	Million dollars	Pct.	Pct.	Pct.	Dollars	Dollars
Maine	130	128	144	53.7	50.0	53.5	8,177	39.86
New Hampshire	97	99	99	67.3	63.1	59.6	12,726	68.00
Vermont	141	159	160	61.1	64.1	60.8	12,001	48.27
Massachusetts	206	224	214	53.6	53.4	47.9	16,669	149.01
Rhode Island	39	45	45	59.9	62.8	59.3	30,762	290.97
Connecticut	187	212	200	45.0	47.3	42.6	20,116	175.40
New York	958	1,105	1,090	50.0	53.8	52.2	12,572	72.31
New Jersey	415	461	476	47.8	48.7	48.4	23,760	286.14
Pennsylvania	1,305	1,369	1,374	57.8	57.4	54.8	12,543	104.39
Delaware	81	80	86	49.6	45.3	46.9	15,822	105.70
Maryland	376	370	406	43.9	40.3	42.8	14,078	104.25
Northeast	3,935	4,252	4,295	52.2	52.6	51.1	13,697	93.92
Ohio	1,719	1,745	1,789	36.8	36.0	36.4	11,432	89.51
Indiana	1,352	1,390	1,360	30.1	29.4	28.3	9,893	70.71
Illinois	1,392	1,428	1,386	16.8	16.0	15.5	8,679	45.61
Iowa	1,352	1,533	1,347	17.8	18.9	16.1	7,347	39.55
Missouri	674	810	804	19.9	22.2	21.6	4,183	23.53
Corn Belt	6,490	6,906	6,687	22.8	22.8	21.8	8,062	48.50
Michigan	1,234	1,250	1,277	46.5	43.5	43.7	10,388	77.56
Wisconsin	1,359	1,450	1,439	50.4	50.3	49.4	10,612	63.93
Minnesota	1,363	1,394	1,379	30.5	29.5	29.0	9,304	42.71
Lake States	3,957	4,093	4,095	40.3	39.1	38.7	10,068	57.47
Virginia	831	857	862	44.2	42.2	41.6	7,559	58.71
West Virginia	252	299	314	41.6	45.9	47.2	5,608	42.76
North Carolina	889	1,026	951	32.6	35.6	32.4	4,686	52.08
Kentucky	682	755	767	34.2	34.9	33.6	4,794	42.55
Tennessee	582	685	689	30.8	32.8	31.8	4,329	39.02
Appalachian	3,236	3,621	3,584	35.6	36.9	35.4	5,177	47.16
South Carolina	359	378	382	31.5	30.5	29.5	4,257	34.55
Georgia	511	569	567	28.2	28.5	26.6	4,778	23.61
Florida	576	637	594	19.4	18.6	16.9	10,580	32.69
Alabama	388	457	449	26.2	27.8	26.5	3,346	21.57
Southeast	1,833	2,041	1,992	24.7	24.6	23.0	4,995	26.90

See footnotes at end of table. -Continued

Table 13.- Value of farm buildings, by States, March 1, 1958-60 1/ -Con.

State and region	Total value of buildings			Buildings as percentage of land and buildings			Average value of buildings, 1960 2/	
	1958	1959	1960	1958	1959	1960	Per farm	Per acre
	Million dollars	Million dollars	Million dollars	Pct.	Pct.	Pct.	Dollars	Dollars
Mississippi	458	432	565	24.0	20.7	26.3	4,362	27.29
Arkansas	273	298	275	16.2	16.7	14.8	2,697	15.30
Louisiana	367	428	367	22.7	24.0	19.9	4,046	32.04
Delta States	1,098	1,158	1,206	21.1	20.5	20.6	3,746	24.08
Oklahoma	277	225	310	10.7	8.0	10.4	3,028	8.71
Texas	1,479	1,334	1,136	14.1	11.9	9.7	4,472	7.79
Southern Plains	1,756	1,599	1,446	13.4	11.1	9.8	4,057	7.97
North Dakota	193	240	208	10.6	12.0	10.2	3,732	4.96
South Dakota	259	248	213	13.0	11.3	9.7	3,695	4.74
Nebraska	447	509	517	11.9	12.5	12.5	5,381	10.88
Kansas	661	722	853	14.2	14.6	16.8	7,906	17.05
Northern Plains	1,561	1,719	1,791	12.8	13.0	13.3	5,644	9.71
Montana	226	238	224	12.7	12.5	11.3	7,254	3.65
Idaho	223	235	226	15.3	15.1	13.9	6,136	15.74
Wyoming	68	71	67	12.1	11.8	10.6	6,666	1.93
Colorado	250	261	253	15.9	15.6	14.4	6,719	6.59
New Mexico	92	94	84	8.3	8.0	6.7	4,536	1.69
Arizona	100	103	90	8.2	7.9	6.5	10,321	2.15
Utah	107	112	110	17.7	17.5	16.3	5,296	9.00
Nevada	33	35	33	13.4	13.1	11.9	12,858	4.04
Mountain	1,099	1,150	1,088	12.8	12.6	11.4	6,550	4.17
Washington	473	506	510	20.4	20.3	19.2	8,559	28.93
Oregon	341	356	351	18.4	18.2	17.1	7,146	16.69
California	1,158	1,234	1,157	10.9	10.6	9.4	9,843	30.61
Pacific	1,972	2,096	2,019	13.3	13.0	11.8	8,919	26.39
United States 3/	26,936	28,596	28,202	23.2	22.9	21.8	7,000	24.35

1/ Includes both farm dwellings and service buildings. Based on relationship between value of land with improvements and value of land without improvements, as reported by crop reporters.

2/ Acres in farms assumed to be the same as reported by the 1954 Census of Agriculture. Number of farms is 1959 estimate.

3/ Regional and national totals derived from unrounded State figures.

Table 14.- Farm title transfers: Estimated number per 1,000 of all farms, by method of transfer, States and farm production regions, years ending March 15, 1959 and 1960

State and region	Voluntary sales and trades		Forced sales				All other sales 2/		Total all classes	
			Foreclosures 1/		Tax sales					
	1959	1960	1959	1960	1959	1960	1959	1960	1959	1960
Maine	20.7	19.7	3/	1.7	1.0	0.5	10.8	11.5	32.5	33.4
New Hampshire	40.0	45.0	1.0	.5	3/	3/	6.5	2.5	47.5	48.0
Vermont	49.0	56.3	3.4	3.5	.8	.5	6.7	7.9	59.9	68.2
Massachusetts	33.3	41.0	.5	.6	3/	3/	6.0	9.7	39.8	51.3
Rhode Island	35.0	34.0	3/	3/	3/	3/	1.5	1.1	36.5	35.1
Connecticut	48.1	46.0	3/	3/	3/	3/	6.0	3.7	54.1	49.7
New York	29.0	34.5	1.2	2.2	.5	1.0	12.8	12.9	43.5	50.6
New Jersey	34.8	29.0	5.8	4.3	.5	3/	7.8	7.6	48.9	40.9
Pennsylvania	28.2	26.6	1.9	.8	.8	.4	13.2	10.6	44.1	38.4
Delaware	39.2	35.0	1.0	3/	3/	3/	8.0	5.3	48.2	40.3
Maryland	30.0	36.5	1.2	1.9	3/	.5	9.7	5.9	40.9	44.8
Northeast	30.9	32.8	1.6	1.6	.5	.5	11.0	10.0	44.1	44.9
Ohio	33.9	29.5	1.6	2.4	.2	.8	19.6	19.8	55.3	52.5
Indiana	33.0	33.2	.7	.7	.2	.4	18.1	16.9	52.0	51.2
Illinois	23.6	24.8	.1	.4	.1	.2	19.3	20.0	43.1	45.4
Iowa	29.8	26.0	.5	.8	.2	.3	15.3	14.5	45.8	41.6
Missouri	45.4	39.6	3.0	1.9	.2	.5	12.6	14.2	61.2	56.2
Corn Belt	33.6	30.8	1.3	1.3	.2	.4	16.9	16.9	51.8	49.4
Michigan	24.8	28.5	1.2	1.2	3/	.2	11.1	9.5	37.1	39.4
Wisconsin	43.4	37.4	.7	2.1	.6	.6	12.6	13.5	57.3	53.6
Minnesota	39.7	34.5	1.7	2.2	.9	.5	11.4	9.9	53.7	47.1
Lake States	36.3	33.6	1.2	1.9	.5	.4	11.8	11.0	49.8	46.9
Virginia	24.8	26.6	1.7	1.5	.4	.4	14.8	13.3	41.7	41.8
West Virginia	18.8	19.3	.6	.7	.6	1.3	18.8	19.3	38.8	40.6
North Carolina	16.8	16.7	4.2	2.5	1.0	.7	15.1	19.3	37.1	39.2
Kentucky	29.7	30.0	2.0	2.2	.2	.9	12.9	14.0	44.8	47.1
Tennessee	23.2	26.2	.9	1.0	1.1	.5	17.1	16.2	42.3	43.9
Appalachian	22.9	24.0	2.1	1.7	.7	.7	15.3	16.3	41.1	42.7
South Carolina	4/26.5	22.5	3.5	1.0	.9	.4	23.4	17.5	4/54.3	41.4
Georgia	31.0	24.5	2.0	3.3	.7	.7	16.3	15.7	50.0	44.5
Florida	56.8	61.0	3.4	2.3	1.0	.5	7.1	8.8	68.3	72.6
Alabama	25.0	24.5	.9	1.8	.6	1.6	14.7	14.1	41.2	42.0
Southeast	4/30.6	28.0	2.1	2.1	.7	.9	16.3	14.7	4/49.7	45.7

See footnotes at end of table.

-Continued

Table 14.- Farm title transfers: Estimated number per 1,000 of all farms, by method of transfer, States and farm production regions, years ending March 15, 1959 and 1960 -Continued

State and region	Voluntary sales and trades		Forced sales: Fore-closures 1/		Forced sales: Tax sales		All other sales 2/		Total all classes	
	1959	1960	1959	1960	1959	1960	1959	1960	1959	1960
Mississippi	20.0	24.8	1.4	0.9	1.0	0.5	6.6	6.2	29.0	32.4
Arkansas	41.7	41.0	.7	.8	.4	.5	7.0	11.3	49.8	53.6
Louisiana	22.0	17.5	2.3	1.2	1.0	.4	9.4	9.4	34.7	28.5
Delta States	28.1	28.7	1.3	.9	.9	.5	7.4	8.8	37.7	38.9
Oklahoma	35.1	29.5	.7	.4	3/	3/	12.0	13.9	47.8	43.8
Texas	26.0	29.0	1.3	2.1	3/	1.1	23.9	20.3	51.2	52.5
Southern Plains	28.8	29.2	1.1	1.6	3/	.8	20.3	18.4	50.2	50.0
North Dakota	25.0	24.0	1.4	1.5	.6	.3	17.9	14.4	44.9	40.2
South Dakota	27.6	28.0	.8	1.0	3/	.4	16.5	17.1	44.9	46.5
Nebraska	23.5	19.5	.5	.8	.2	.7	19.0	16.6	43.2	37.6
Kansas	23.3	19.9	1.2	.3	.5	.2	14.7	16.5	39.7	36.9
Northern Plains	24.4	22.0	1.0	.8	.3	.4	16.8	16.2	42.6	39.4
Montana	29.3	35.0	2.3	1.1	3/	.4	17.9	15.2	49.5	51.7
Idaho	40.2	45.0	3.6	3.0	3/	.7	12.9	8.8	56.7	57.5
Wyoming	41.0	43.5	1.0	.5	3/	3/	13.8	11.1	55.8	55.1
Colorado	43.3	44.7	3.2	4.5	.3	.7	16.7	12.2	63.5	62.1
New Mexico	45.2	51.0	2.0	3.0	3/	3/	11.9	11.4	59.1	65.4
Arizona	62.1	70.0	3/	3/	3/	3/	6.0	4.8	68.1	74.8
Utah	36.0	42.5	1.8	2.9	3/	.5	15.1	12.4	52.9	58.3
Nevada	35.1	37.5	3.4	3/	3/	3/	7.0	6.6	45.5	44.1
Mountain	40.2	44.6	2.5	2.6	.1	.4	14.4	11.4	57.2	59.0
Washington	37.6	43.0	3.2	4.4	.3	.6	10.2	7.8	51.3	55.8
Oregon	52.5	52.5	3.8	4.6	3/	3/	10.4	10.1	66.7	67.2
California	60.2	62.5	2.0	1.0	3/	.3	19.2	12.6	81.4	76.4
Pacific	52.5	55.1	2.7	2.7	.1	.3	14.9	10.8	70.2	68.9
United States	31.2	30.7	1.6	1.6	.4	.6	14.8	14.2	48.1	47.1

1/ Includes loss of title by default of contract, sales to avoid foreclosure, surrender of title, and other transfers to avoid foreclosure.

2/ Includes sales resulting from inheritances and gifts, administrator's and executor's sales, and other miscellaneous and unclassified sales.

3/ None reported.

4/ Revised.

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